



ACTION AGENDA

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, JUNE 22, 2010
HUNTINGTON BEACH CIVIC CENTER
2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:45 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CALL PLANNING COMMISSION MEETING TO ORDER

ROLL CALL: *P* *P* *P* *A* *P* *P* *A*
Mantini, Scandura, Speaker, Farley, Shier Burnett, Delgleize, Livengood

Chair Farley and Commissioner Livengood were absent.

AGENDA APPROVAL – APPROVED 5-0-2 (Farley, Livengood – Absent)

Chair Farley arrived at 5:47 PM. Commissioner Livengood arrived at 5:48 PM

A. PROJECT REVIEW (FUTURE AGENDA ITEMS)

- A-1. GENERAL PLAN CONFORMANCE NO. 2010-001 (NEWLAND STREET- HIGHWAY SLOPE EASEMENT VACATION – 21632 Newland Street, 92648) – Rosemary Medel, Associate Planner**

Staff Presentation – NO ACTION TAKEN

- A-2. ZONING TEXT AMENDMENT NO. 2009-004 (ADMINISTRATIVE CITATIONS) – Mike Fuentes, Senior Code Enforcement Officer**

Staff Presentation – NO ACTION TAKEN

B. STUDY SESSION ITEMS - NONE

C. PUBLIC COMMENTS – NONE

D. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS)

Herb Fauland, Planning Manager, reviewed the items for tonight's meeting. He noted that there are two Late Communications for Item No. B-1. Mr. Fauland reviewed the upcoming tentative schedule, noting that the dates for the Harmony Cove project had changed. There was a brief discussion on the possibility of cancelling the July 27, 2010 meeting and Mr. Fauland stated that he would report back on that.

E. PLANNING COMMISSION COMMITTEE REPORTS – NONE

F. PLANNING COMMISSION COMMENTS

Commissioner Mantini stated that she would not be present for the July 27, 2010 meeting. Commissioner Delgleize indicated that she would not attend the July 13, 2010 meeting. Commissioner Livengood stated that he might not attend the July 13, 2010 meeting but would confirm at a later date.

Commissioner Livengood asked staff for an update on the potential changes to the items brought before the Planning Commission for study session. Mr. Fauland indicated that staff is still reviewing that process. Commissioner Livengood indicated that he would like to review the rules and protocols as a future study session item.

Commissioner Shier Burnett asked staff to review the status of the approved gas station at Brookhurst and Hamilton. Mr. Fauland stated that he would report back on that item. Commissioner Shier Burnett asked for the status of the site on Beach and Talbert. Commissioner Livengood stated that the owner had gone into foreclosure.

Commissioner Delgleize asked for feedback on the Downtown shuttle service. Mr. Fauland stated that the initial ridership was low but is beginning to build and that he could report back with actual numbers at the next meeting. Commissioner Mantini stated that she had taken the shuttle service over the weekend and recommended it.

Commissioner Scandura reported that the City Council had unanimously rejected the Ward Garfield Specific Plan and encouraged the Commission to look beyond code requirements when approving projects.

Commissioner Livengood asked for the status of the approved automotive shop on the southeast corner of Bolsa Chica and Warner. Mr. Fauland indicated that it was in plan check and that a Walgreens Pharmacy and a CVS Pharmacy had been approved along the northwest and northeast corners. Commissioner Delgleize asked if the Planning Commission has any control over the fact that two pharmacies are being installed along the same intersection. Mr. Fauland indicated that the uses are permitted by the Zoning Ordinance and that the construction, due to the proximity to residential, required the conditional use permit.

6:15 P.M. – RECESS FOR DINNER

7:00 P.M. – COUNCIL CHAMBERS

CALL PLANNING COMMISSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE – Led by Commissioner Delgleize

ROLL CALL: *P P P P P P P*
Mantini, Scandura, Speaker, Farley, Shier Burnett, Delgleize, Livengood

AGENDA APPROVAL – *APPROVED 7-0*

A. ORAL COMMUNICATIONS - NONE

B. PUBLIC HEARING ITEMS

- B-1. ENTITLEMENT PLAN AMENDMENT NO. 09-009, TENTATIVE PARCEL MAP NO. 09-079, CONDITIONAL USE PERMIT NO. 10-005, VARIANCE NO. 10-001 (AMENDMENT TO CONDITIONAL USE PERMIT NO. 08-013 AND VARIANCE NO. 08-007 BEACH PROMENADE COMMERCIAL CENTER PHASE 2)** **Applicant:** Bill Holman, WDH Consulting Services **Request:** **EPA:** To amend Conditional Use Permit No. 08-013 and Variance No. 08-007 to allow minor architectural changes to three existing buildings (Buildings A, E, and F), expand the existing center by 2.68 acres, add 25,981 sq. ft. (Option A) or 32,764 sq. ft. (Option B) to the shopping center to include three new pads for future buildings (Buildings G, H, and I), add 900 sq. ft. of outdoor dining area for Building A, and convert 12,000 sq. ft. of retail uses to eating/drinking establishment and office uses. **TPM:** To incorporate the vacated frontage road and adjacent property to enlarge the site from 6.74 acres to 9.42 acres, reconfigure some parcels, and create three new parcels for future buildings pads. **CUP:** To permit a parking reduction based on a parking demand analysis by a registered traffic/parking engineer for the existing and proposed mix of uses within the shopping center based on the two options: Option A allows 539 parking spaces in lieu of the minimum required 604 parking spaces (65 space reduction) and Option B allows 526 parking spaces in lieu of the minimum required 644 parking spaces (118 space reduction). **VAR:** To permit the proposed new Buildings G, H, and I to be setback a minimum 5 ft. from the Beach Boulevard property line in lieu of the required 25 ft. and to allow 900 sq. ft. of outdoor restaurant seating for Building A at a zero foot setback in lieu of the fully landscaped 10-foot setback along Atlanta Avenue. **Location:** 21022-21190 Beach Boulevard, 92648 (southeast corner of Beach Boulevard and Atlanta Avenue) **Project Planner:** Tess Nguyen

STAFF RECOMMENDATION: Motion to: “Approve Entitlement Plan Amendment No. 09-009 (Option A and Option B), Tentative Parcel Map No. 09-079, Conditional Use Permit No. 10-005 (Option A and Option B), and Variance No. 10-001 with findings and conditions of approval (Attachment No. 1)”

APPROVED WITH MODIFIED CONDITIONS 7-0

C. CONSENT CALENDAR

- C-1. PLANNING COMMISSION MINUTES DATED MAY 25, 2010**

RECOMMENDED ACTION: Motion to: “Approve the May 25, 2010, Planning Commission Minutes as submitted.”

APPROVED AS SUBMITTED, 6-0-1 (Livengood – Abstain)

D. NON-PUBLIC HEARING ITEMS - NONE

E. PLANNING ITEMS

- E-1. CITY COUNCIL ACTIONS FROM PREVIOUS MEETING**

Herb Fauland, Planning Manager- reported on the items from the previous City Council Meeting.

- E-2. CITY COUNCIL ITEMS FOR NEXT MEETING**

Herb Fauland, Planning Manager – reported on the items for the next City Council Meeting.

- E-3. PLANNING COMMISSION ITEMS FOR NEXT MEETING**

Herb Fauland, Planning Manager – reported on the items for the next Planning Commission Meeting.

F. PLANNING COMMISSION ITEMS

F-1. PLANNING COMMISSION REQUEST ITEMS - NONE

F-2. PLANNING COMMISSION COMMENTS

Commissioner Shier Burnett commended Ms. Nguyen for her work on the staff report for Item No. B-1.

Vice-Chair Speaker asked Mr. Vigliotta if he would be able to provide the Commission with the modifications for ZTA No. 09-005 prior to the next meeting. Mr. Vigliotta indicated that he would. Vice-Chair Speaker asked staff to include a matrix for comparison in the staff report for this item.

Commissioner Scandura thanked Public Works staff for their work on the Slater Avenue rehabilitation project and their use of recycled tires in the street surfacing.

ADJOURNMENT: Adjourned at 8:25 PM to the next regularly scheduled meeting of Tuesday, July 13, 2010.